MANY APARTMENT HOUSE SITES PURCHASED LAST WEEK.

Most of Them on Washington Heights The Sale of the New Amsterdam of Much Importance - The Victor & Achelis Lease the Best of the Week.

Though there were no million dollar deals reported during the week just closed, the market was none the less interesting. It was interesting in many ways, but more so in the manner in which trading increased toward the end of the week. Up to Wednesday there was nothing to indicate that the market would come up to the treceding week's standard, but from then on it more than equalled the activity of that week. A feature of the market was the great number of plots on the West Side purchased for improvement with apartment houses. Not less than half a dozen parcels were purchased for this purpose. The activity seemed to be centred in the Drive section just south of Fort Washington, where about nineteen lots were acquired by apartment house builders since Monday. The first and most important of these deals was that affecting the north corner of 140th street and the Drive. This plot, which comprised nine lots, was purchased by an unknown builder, who it is said will erect on the corner one of the finest apartment houses that have yet been erected on the Drive. This is quite a boast, for it will be a hard matter to improve on structures such as the Stratford-Avon, Bonavista or the Hendrick Hudson. This plot measures 99 feet on the Drive and 225 feet on the street and was valued at over \$200,000.

It is part of the Hoguet estate holdings which only recently was put on the market. The estate owns most of the property from 140th to 142d street west of Broadway. The estate also sold a large plot on 142d street to Robert M. Silverman, who after holding it a day or two resold it to the Emkaar Construction Company which will erect an apartment house on the plot, which is 100x100. Directly across from this parcel is a plot 150x100 owned by George F. Baker, Jr., of the First National Bank. Mr. Baker is negotisting for the sale of the plot to a builder In the Eighties three good sized plots changed hands. Of these two went to a builder, who announced that on one plot, which is at 150 to 156 West Eightieth street, he will erect a nine story building. This will be the first apartment house to be erected in this block, which is now given over to stats. The improvement, it is said, will attract other builders to the block, which will result in its reimprovement with more modern structures than those now encumbering the block. The demand for good sized plots in this section, especially on 100 foot streets, has been so great of late that owners of dwellings have come to realize that the day of private houses on these thoroughfares is past.

Those awake to the situation have turned

speculators, and as was seen in several deals during the week are adding to their holdings so that when the invasion strikes their street they will be in a better position to get their demands than otherwise. tion to get their demands than otherwise. One of those who see the ingress of the apartment builder and who apparently is preparing for it is Mrs. Robert Hoe. Mrs. Hoe up to last Wednesday owned 151, 156 and 158 West Eighty-sixth street. She thought this was not large enough and set out to secure 152, which gives her control of an 80 foot plot. An interesting feature of the deal is that Mrs. Hoe at one time owned the property. She

use Mr. Steinfeld is engaged in the linen business and is at present located on Twenty-third street. This is the third large linen house to locate in this block in about eighteen months. McGibbon & Co. only recently leased a plot adjoining the northwest corner of Fifth avenue, and are to orrect a building for their business. Just next to them is the Schumacher firm, which completed its building last year. The purchase of the south corner of Fifth avenue and Eighty-seventh street by James Speyer from Henry Phipps was the only transaction of any importance reported from the residential sec-

was the only transaction of any importance reported from the residential section east of the park. It squares out Mr. Spever's plot and will be improved immediately with a fine residence. Mr. Spever acquired the two lots adjoining the corner some time ago as a site for his residence. Apparently this plot was not large enough, as Mr. Spever did nothing toward carrying out his plans. Since he has acquired the corner, however, contractors have been put to work excavating the property for the foundations.

Yesterday's Private Sales.

AMSTERDAM AVENUE.—Edward D. Snif-fen has sold for Paul Kroeger of Cranford, N. J., the six story elevator apartment house known as Burns Court at 2125 and 2127 Amsterdam avenue, on plot 52.2x 100, between 165th and 166th streets, for 5134.000.

100. between 165th and 166th streets, for \$134,000.
AUDI BON AVENUE.—The Minoma Realty Company has sold to the Emsworth Construction Company the two six story elevator apartment houses known as the Shenandoah and Chesapeake at 145 and 155 Audubon avenue, on plot 194,695, being the block front on the east side of the avenue between 172d and 173d streets. This property was given in exchange for the Riverside Mansions, at the north corner of Riverside Drive and 113th street, the sale of which was reported yesterday. SEVENTIETH STREET.—Henry D. Winans & May have sold 111 East Seventieth street, a three story high stoop dwelling, on iot 20x100.5, for Mrs. Oliver S. Lyford, Jr., to a client of F. W. Jones, Jr. The purchaser will occupy the house after extensive alterations have been made. WATER STREET.—Charles Laue has bought from George P. Macready the vacant plot 56,9x57.6x irregular at the southwest corner of Water and Beekman streets. The McVickar, Gaillard Company which planned to build a tunnel from Park row and Ann street to Borough Hall, Brooklyn.

Brooklyn.

172D STREET.—The Holland Holding Company, Judson S. Todd president, has sold the plot 50x94.6 on the north side of 172d street, adjoining the northwest corner of Audubon avenue.

THIRTEENTH STREET.—John P. Kirwan has sold for Joseph L. Buttenwieser 125 West Thirteenth street, a three story dwelling on lot 20x96x irregular.

dwelling on lot 20x96x irregular.

FORTY-FOURTH STREET.—John J.
Hoeckh has sold for Charles Grebenstein
of Wechawken, N. J., 421 and 425 West
Forty-fourth street, two four story flate;
also for Mr. Scully 427 West Forty-fourth
street a three story frame building. The
buser is St. Clemens's Polish Catholic
Church, which will immediately demolish
425 and 427 and erect a school and church
building.

building. BST STREET.—Shaw & Co. have sold 112 131ST STREET.—Shaw & Co. have sold 112
West 131st street, a three story and basement dwelling 16.8x50x99.11.
150TH STREET.—Kurz & Uren have sold
for Joseph Hahn 543 East 150th street, a
five story double flat on lot 25x100.
LAURIE STREET.—Edward D. Sniffen
has sold a plot 600x100 at the southwest
corner of Ponton avenue and Laurie street;
also a plot 700x100 at the northwest
corner of Brockett avenue and Laurie
street for \$43,500.

for larger the few many control of the control of t

plans for the new city residence of Reginald and Anna de Roven, which will be erected and Anna de Roven, which will be erected on the east side of Park avenue, 42.2 feet north of Eighty-fifth street, known as purchased from Judson S. Todd 20 to 24 West Thirty-seventh street, will erect a twelve story building on the site for his own use. Mr. Steinfeld is engaged in the linen business and is at present located on Twenty-third street. This is the third large linen house to locate in this block in about eighteen months. McGibbon & Co. only recently leased a plot adioining the north-

When one considers a suburban city site of 60,000 lots in one compact development under uniform restrictions and improvements, served by three depots, on direct rapid transit with a running time of less than fifty minutes to the heart of New York, the property containing five beautifully resh water lakes and extending to the Great South Bay, with direct deep water channel to the ocean, it is at once seen that a development of this size with exceptional natural advantages must be unique in itself. Adding to the above natural conditions seventy-five miles of streets with ement sidewalks and curbing, water and electric light mains, several large hotels, hundreds of beautiful homes, two great thoroughfares and one has a picture of the Queens Land and Title Company's great suburban development. Massapequa. The company has recently opened up a new tract near the Massapequa depot which is meeting with great favor with buyers. Each Sunday the company takes purchasers to Massapequa on a special train which leaves the Pennsylvania Depot, New York, or Flatbush or Nostrand avenue, Brooklyn, at 2 P. M.

Staten Island.

Robison, Crane & Co. of California have sold through Cornelius G. Kolff to a client the well known Bates property with a frontage of 200 feet on Richmond avenue and 500 feet on Tompkins avenue, Arrochar, Staten Island. The property immediately adjoins the Government reservation at Fort Wadsworth and commands an unobstructed view of the bay and ocean. The purchaser contemplates the erection of a house for his own occupancy.

Reclaiming Twenty Acres of Land at Manhattan Beach Estates.

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Manhattan Beach Estates.

More than twenty acres of ocean front land is to be added to the Manhattan Beach to the daily bulletin and a season ticket, a five story double flat on lot 25x100.

LAURIE STREET.—Edward D. Sniffen has sold a plot 600x100 at the southwest corner of Ponton avenue and Laurie street; also a plot 700x100 at the northwest corner of Brockett avenue and Laurie street for \$43,500.

Recent Buyers.

The Minoma Realty Company is the buyer of the Riverside Mansions at the north corner of Riverside Drive and 113th street, the sale of which by the Emsworth Construction Company was exclusively reported in these columns yesterday.

P. H. Feeney is the buyer of the dwelling at 20t West Eighty-first street, sold recently by Amelia B. Willard through Pease & Elliman.

Manhattan Beach Estates.

More than twenty acres of ocean front land is to be added to the Manhattan Beach to the daily bulletin and a season ticket, covering admission to the twenty-two rounds. Chess editors who desire to reprint the games published in the daily bulletin can do so by subscribing \$5. They will also be entitled to the daily bulletin can do so by subscribing \$5. They will also be entitled to the daily bulletin can do so by subscribing \$5. They will also be entitled to the daily bulletin can do so by subscribing \$5. They will also be entitled to the daily bulletin can do so by subscribing \$5. They will also be entitled to the daily bulletin can do so by subscribing \$5. They will also be entitled to the daily bulletin can do so by subscribing \$5. They will also be entitled to the daily bulletin can do so by subscribing \$5. They will also be entitled to the daily bulletin can do so by subscribing \$5. They will also be entitled to the daily bulletin can do so by subscribing \$5. They will also be entitled to the daily bulletin can do so by subscribing

completed and occupied. Water mains, gas mains, electric lights, macadam roads, &c., have been laid on Eighth, Frazer and Storer streets and on Highbrook and Young avenues and the development work is being pushed steadily to completion.

The Woods of Larchment.

This property, which was placed on the market but two years ago, is already assuming the appearance of a populous community. Practically all of the lots have been sold and many of the customers of Clifford B. Harmon & Co., the developers of this property, have refused a substantial increase in price for their holdings. Thirty-five hungalows have been constructed and building operations are being planned daily by property owners.

Everett S. Converse's twin screw motor cruiser Castus H., which has very much the appearance of a torpedo boat, has been overhauled at Fenton's yard, Manchester.

Water Wood's new 18 footer, designed by John Small, has been shipped to Providence and will small ship and the part of the par

THE CHESS PLAYERS' CORNER

DETAILS OF THE NEW YORK IN-TERNATIONAL TOURNAMENT.

ingside avenue, for Mrs. Scott Cameron at a cost of \$500. It will be known as Tent be a cost of \$500. It will have a frontage of \$0.000 and the latter \$70.000.

It will have a frontage of \$0.000 and thouse on the north side of 184th street for \$0.000 and thouse on the south side of 184th street for \$0.000 and thouse on the south side of 184th street for \$0.000 and \$0.000

at a particular and individual subscripters to the printed bulletin of the results and games which the magazement will issue daily. In addition to the three Americans, who will be J. R. Capablance, F. J. Marshall and a concept of the congress, and the congress of the New York Stants-Zeitung. The congress was exceptionally fortunated the congress, in R. Ridder is a son of Herman, Ridder, president of the New York Stants-Zeitung. The congress was exceptionally fortunated for the responsible post of treasures of the congress. Rr. Ridder is a son of Herman, Ridder, president of the New York Stants-Zeitung. The congress and congress of the cambridge Springs Congress of 1984.

All subscriptions and remittances should therefore be addressed to Victor F. Ridder, P. O. box 1207, New York city.

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All subscription

of a torpedo boat, has been overhauled at Fenton's yard, Manchester.

Waiter Wood's new 18 footer, designed by John Small, has been shipped to Providence and will race on Narragansett Bay. She is named Dorothy and is 17 feet 9 inches on the water line. She weighs 4,100 nounds.

Washington B. Thomas's auxiliary schooner Arabelia has been towed to Lawley's yard at Neponset and will not be in commission this year.

The achooner yacht Margaret, owned by George S. Runk, is almost ready for commission and is lying in the basin at the foot of Fifty-seventh street, Brooklyn.

Oliver Harriman's auxiliary Mohican is fitting out at Hoboken and will be ready by June 1.

The achooner Miladi, ewned by George W. Scott, is heling overhauled and fitted out at. City island. Capt. John M. Barr is in charge.

C. K. G. Billings's steam yacht Vanadis is anchored in the North River and will soon be in commission.

H. A. C. Taylor's steam yacht Wanderer is at Tebo's yard and is ready for commission.

The steam yacht O.-We-Ra, chartered to Nelson W. Aldrich, is on the dry dock at Morse's yard.

Roswell Eldridge's steamer Kehtoh is being itted out at Fifteenth street, Hoboken.

have no more.

Though Petroff is inseparably connected with the famous defence, he was but the examiner of the move, not the inventor. It is found in the Gottingen manuscript, 1400, and is treated by Damiano, 1512. It is often called the Russian defence. Most of the titles of openings are historically inaccurate.

POUR ENIGHTS OPENING.

Paulsen. Morphy. Paulsen. Morphy.

of 83 feet. The former will cost \$50,000 and the latter \$78,000.

James W. Cole, architect, has filed plans for building an eight story fireproof warehouse on the north side of Forty-second attreet 325 feet west of Ninth avenue for Thomas Farrell, owner, at a cost of \$100,000. If the provided in addition to be done within seven months from now, the principal feature of the provided in addition to expenses for the West One Hundred and Eighty-Fourth Street Construction Company at a cost of \$200,000.

S. E. Gage, architect, has filed plans for building a front and rear extension to the four story and basement dwelling of Dr. Howard Lillenthal on the south side of Seventy-fourth street 200 feet east of Madison avenue and known as 48 at a cost of \$200,000.

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SELECT APARTMENTS.

ABOVE 14TH ST., WEST SIDE.

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Eighty-sixth to Eighty-seventh Street

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9 Belnord Court, the immense enclosed park about which the Belnord is built and which makes every room an outside room, is one of these features.

1 The entire absence of heat, noise and vibration due to the fact that the engine room is beneath Belnord Court and not under any part of the building proper is another exclusive Belnord advantage.

1 Every known housekeeping convenience such as self cooling refrigerators, vacuum cleaning system, wall safes and fireproof storage rooms are included with each apartment.

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FARMS FOR SALE. FARM HOME BARGAINS-Five acres, on State

FARM HOME BARGAINS—FIVE acres, on State road, \$2,000. Five acres on trolley, \$2,500, \$10 acres, five minutes' walk from depot, \$2,500, Eight acres, good location, \$1,000. Twenty acres, half mile from depot, \$2,500. Five acres, with complete poultry buildings, \$2,300. Five acres, with complete poultry buildings, \$2,300. Five acres bath, heater, phone, \$3,300. Flegant one hundred acre fruit farm, good buildings, \$9,000. A postal will bring you illustrated catalogue with photosand descriptions of these and other bargains FRANK WANSER, Vineland, N. J.

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amount of sall syread for her class. The method is sall syread for her class. The method is sufficient to the sall syread for her class. The method is sufficient to the sufficient properties of the sufficient properties. The method is all syread for her class and did well too. The were stanchand fast careful and didwelltoo. The were stanchand fast careful and salled from Fire Island to Sea (act en a strong wind and rough sea without mishap. Efforts are being made to get the South Hay boats to Sea Gate are and in the supervision of A. Care Santa Gate in the supervision of A